120.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,150,600 / 1,150,600
					USE VALUE:	1,150,600 / 1,150,600
					ASSESSED:	1,150,600 / 1,150,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN DAN
Owner 2:	BROWN-CARVOTTA CRYSTAL
Owner 3:	
Street 1:	290 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARVOTTA EDWARD A/LILLIAN J -
Owner 2:	TRS/CARVOTTA RLTY TRUST -
Street 1:	290 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,621 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1957, having primarily Vinyl Exterior and 2502 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9621.000	638,700	15,900	496,000	1,150,600
Total Card	0.221	638,700	15,900	496,000	1,150,600
Total Parcel	0.221	638,700	15,900	496,000	1,150,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.87 | /Parcel: 459.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	77464
GIS Ref	
GIS Ref	
Insp Date	10/04/18

!9302!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	638,600	15900	9,621.	496,000	1,150,500	1,150,500	Year End Roll	12/18/2019
2019	101	FV	497,300	16100	9,621.	496,000	1,009,400	1,009,400	Year End Roll	1/3/2019
2018	101	FV	497,300	16100	9,621.	425,200	938,600	938,600	Year End Roll	12/20/2017
2017	101	FV	497,300	16100	9,621.	396,800	910,200	910,200	Year End Roll	1/3/2017
2016	101	FV	497,300	16100	9,621.	340,100	853,500	853,500	Year End	1/4/2016
2015	101	FV	477,000	16300	9,621.	304,700	798,000	798,000	Year End Roll	12/11/2014
2014	101	FV	477,000	16300	9,621.	282,000	775,300	775,300	Year End Roll	12/16/2013
2013	101	FV	477,000	16300	9,621.	268,900	762,200	762,200		12/13/2012

PRINT

Date	Time
12/10/20	23:48:01

LAST REV

Date	Time
07/25/19	09:01:43
apro	
9302	

USER DEFINED

Prior Id # 1:	77464
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARVOTTA EDWARD	1307-134		9/2/2005	Family	850,000	No	No		
CARVOTTA EDWARD	1259-143		10/24/2002	Family	100	No	No		
CARVOTTA EDWARD	1247-42		1/16/2002	Family	1	No	No		
	20808-533		10/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2014	872	Wood Dec	1,800					
11/20/2004	1141	Addition	86,000			G6	GR FY06	ADD 2ND FLR & REMO
10/13/2004	1002	Re-Roof	7,000					RE-ROOF & VINYL RE

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
7/28/2014	Info Fm Prmt	PC	PHIL C
6/15/2009	Measured	189	PATRIOT
6/8/2005	Permit Visit	BR	B Rossignol
4/21/2005	Info Fm Prmt	BR	B Rossignol
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
4/10/1998		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9621		Sq. Ft.	Site		0	70.	0.74	4									496,044						496,000	

Total AC/HA:	0.22087	Total SF/SM:	9621	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	496,044	Spl Credit		Total:	496,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.06966424
Const Adj.:	1.00739920
Adj $ / SQ:	134.697
Other Features:	99878
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669500
Depreciation:	30797
Depreciated Total:	638703

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

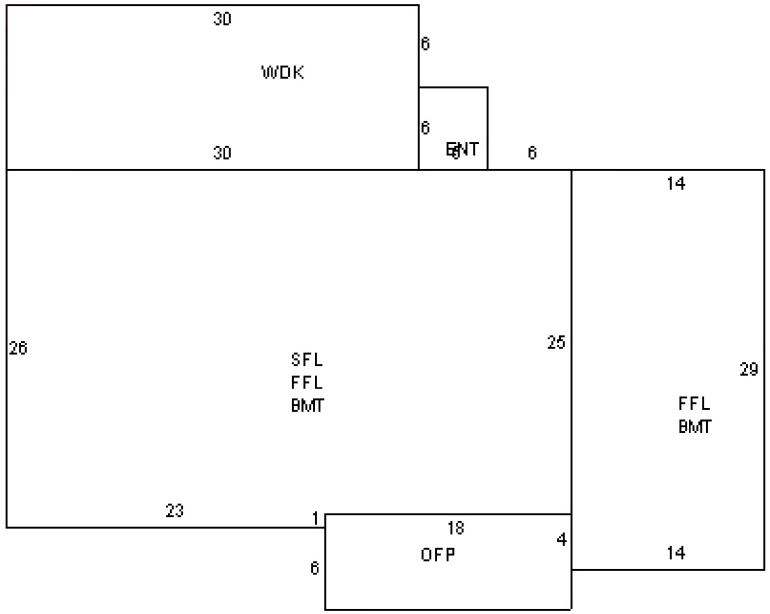
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.15
Special Features:	0	Val/Su Net:	142.82
Final Total:	638700	Val/Su SzAd	255.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,454	40.410	58,755
FFL	First Floor	1,454	134.700	195,850
SFL	Second Floor	1,048	134.700	141,163
WDK	Deck	360	8.840	3,183
OFP	Open Porch	126	29.810	3,757
ENT	ENTRY	30	26.600	798
	Net Sketched Area:	4,472	Total:	403,506
Size Ad	2502	Gross Are	4472	FinArea 2502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X26	G	VG	1980	22.76	T	15.6	101			15,000			15,000
19	Patio	D	Y	1	20x21	A	AV	1980	3.14	T	31.2	101			900			900

More:	N	Total Yard Items:	15,900	Total Special Featues:		Total:	15,900